

870505

THE CITY OF SAN DIEGO, CALIFORNIA  
MINUTES FOR REGULAR COUNCIL MEETING  
OF  
TUESDAY, MAY 5, 1987  
AT 9:00 A.M.

IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Mayor O'Connor at 10:45 a.m. The meeting was recessed by Mayor O'Connor at 10:50 a.m. to convene the Special Joint Meeting with the Redevelopment Agency. The meeting was reconvened by Mayor O'Connor at 11:05 a.m. with Council Member Jones not present. Chairperson Struiksma announced that the City Council will be meeting with the Board of Supervisors in a special meeting to be held at 2:00 p.m. at the County Administration Center. Chairperson Struiksma adjourned the meeting at 12:16 p.m.

ATTENDANCE DURING THE MEETING:

- (M) Mayor O'Connor-present
- (1) Council Member Wolfsheimer-present
- (2) Council Member Cleator-present
- (3) Council Member McColl-present
- (4) Council Member Jones-excused by R-268449  
(illness)
- (5) Council Member Struiksma-present
- (6) Council Member Gotch-present
- (7) Council Member McCarty-present
- (8) Council Member Ballesteros-present
- Clerk-Abdelnour (mp)

FILE LOCATION: MINUTES

ITEM-300: ROLL CALL

Clerk Abdelnour called the roll:

- (M) Mayor O'Connor-present
- (1) Council Member Wolfsheimer-present
- (2) Council Member Cleator-present
- (3) Council Member McColl-present
- (4) Council Member Jones-not present
- (5) Council Member Struiksma-present
- (6) Council Member Gotch-present
- (7) Council Member McCarty-present
- (8) Council Member Ballesteros-present

ITEM-330: (O-87-195) INTRODUCED AND ADOPTED AS O-16856 (New

Series)

Introduction and adoption of an Ordinance for an extension to an Interim Ordinance to prevent demolition and/or conversion of single room occupancy (SRO) residential hotel units. The proposed ordinance is on file in the Office of the City Clerk.

The current interim ordinance will expire on June 30, 1987.

The proposed ordinance would provide for a six months extension period or until the effective date of the SRO Preservation Ordinance, whichever first occurs. The SRO Interim Ordinance denies building permits for demolition and/or conversion on SRO hotels (excluding specific projects approved by the Redevelopment Agency of The City of San Diego) unless a one-for-one replacement unit is added by the applicant, City, or other, to The City of San Diego's housing supply prior to the proposed conversion or demolition taking place.

(City-wide.)

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A240-264.)

Hearing began at 11:05 a.m. and halted at 11:07 a.m.

MOTION BY McCOLL TO INTRODUCE, DISPENSE WITH THE READING AND ADOPT THE ORDINANCE. Second by Ballesteros. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-331:

Rezoning Lots 1-12 and 14, Ocheltree Subdivision, Map-3704; portion of Sections 27 and 28, Township 18 South, Range 2 West, SBBM; portion of Lots 15-19, Nestor Acres, Map-1768, Record of Survey 1121 (a 26.4-acre site), located on the east and west sides of Hollister Street and the east side of Outer Road between Palm and Coronado Avenues, in the Otay Mesa-Nestor Community Plan area, from Zones M-1A, CA, C and R-3000 to Zone R-1500.  
(Case-86-0193. District-8.)

Subitem-A: (R-87-7) FILED AS A RESULT OF DENYING REZONE

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-86-0193 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and

that said declaration has been reviewed and considered by the Council.

Subitem-B: (O-87-1) DENIED REZONE

Introduction of an Ordinance for R-3000 Zoning.

FILE LOCATION: - -

COUNCIL ACTION: (Tape location: A265-308;B314-357.)

Hearing began at 11:07 a.m. and recessed at 11:10 a.m.

Testimony in opposition by Rebecca Michael.

Hearing resumed at 11:51 a.m. and halted at 11:54 a.m.

MOTION BY BALLESTEROS TO CLOSE THE HEARING AND TO DENY THE REZONE. Second by Cleator. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-332: CONTINUED TO MAY 26, 1987, 2:00 P.M. TIME CERTAIN

Recommendation to approve the proposed Currie/Samuelson Development Agreement between the City of San Diego and Currie/Samuelson Development Group.

The proposed development agreement would apply to approximately 101.28 acres in the Scripps Miramar Ranch Community Plan area. The development agreement is being proposed to meet a condition placed on an approved tentative subdivision map for the property. The primary purpose of the development agreement is to provide for the funding of public facilities through the owner's participation in the community's public facilities financing plan. The owner would agree to pay its fair share of fees or contribute facilities in lieu of payment as required by the public facilities financing plan for the community. The developer would also provide public improvements, facilities and services as required by the tentative subdivision map. The development agreement would assure the owner that the property could be developed in conformance with the Scripps Miramar Ranch Community Plan, M-IP Zone, Tentative Map, Planned Industrial Development Permit and Community Plan amendment, Case 85-0762, for the 15-year term of the agreement. Additional provisions are included in the draft development agreement.

The property subject to the proposed development agreement is located on the east side of Scripps Ranch Boulevard between Miramar Reservoir Access Road and the north side of Scripps Ranch Boulevard (Meanley Property), and is further described as a portion of Parcel 2, Parcel Map PM-8630 and

a portion of the Southwest 1/4, Section 32, Township 14 South, Range 2 West, SBBM. The specific legal description is on file in the City Planning Department.  
(DA-86-1008. District-5.)

Subitem-A: (R-87-1861)

Adoption of a Resolution certifying that the information contained in Environmental Impact Report EIR-85-0762 and SCH No. 8512112 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said report has been reviewed and considered by the Council.

Subitem-B: (O-87-177)

Introduction of an Ordinance approving the development agreement.

Subitem-C: (R-87- )

Adoption of a Resolution containing appropriate findings of mitigation, feasibility or project alternatives pursuant to California Public Resources Code Section 21081 in connection with Environmental Impact Report EIR-85-0762 and SCH No. 8512112.

FILE LOCATION: DEVL - Currie/Samuelson Development Agreement

COUNCIL ACTION: (Tape location: A022-049.)

MOTION BY STRUIKSMA TO CONTINUE TO MAY 26, 1987, 2:00 P.M. TIME CERTAIN, AT THE ATTORNEY'S SUGGESTION IN LIGHT OF THE GROWTH MANAGEMENT RE-EVALUATION AND GENERAL PLAN UPDATE. Second by Ballesteros. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-333: (R-87- ) CONTINUED TO MAY 19, 1987, 2:00 P.M.

Matter of the appeal of Mission Valley, Ltd., by David L. Mulliken of Latham & Watkins, from the decision of the Board of Zoning Appeals in denying a requested variance to construct a one story, two-level parking structure to observe 1) a 16'7" rear yard where 51'0" is required due to an existing 14-story structure on the premises, and 2) to construct a maximum 10'0" access ramp to the second level of the proposed parking structure within the front yard and encroaching into the Hotel Circle North right-of-way, on a

site at 1660 Hotel Circle North, in Zone CO (FPF), in the Mission Valley Community Plan area. The subject property is further described as Parcel 2, Parcel Map PM-3058.

(Case C-19299. District-5.)

Adoption of a Resolution granting or denying the appeal and the variance, with appropriate findings to support Council action.

FILE LOCATION: ZONE - Zoning Appeals Case C-19299

COUNCIL ACTION: (Tape location: A314-B267.)

Hearing began at 11:10 a.m. and halted at 11:47 a.m.

Testimony in favor by Doug Allred, and Dave Mullikin.

Testimony by CALTRANS representative.

MOTION BY STRUIKSMA TO CONTINUE FOR TWO WEEKS TO ALLOW THE DEVELOPER AND THE CITY ATTORNEY'S OFFICE TIME TO REACH AN AGREEMENT REGARDING CONDITIONS TO THE VARIANCE, INCLUDING AIR RIGHTS. Second by Cleator. Passed by the following vote:

Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

#### ITEM-334:

(Continued from the meeting of April 7, 1987, Item 337, at Council Member Struiksma's request, to allow time to meet with City staff.)

Matters set forth below which affect the following real property:

Lots 1 through 29, Mission Valley Heights, Map-11034 (this portion referred to below as Mission Valley Heights), and a portion of Lots 3 and 4 of Licensed Survey Map-170, a partition of a portion of Pueblo Lots 1173, and 1174, Pueblo Lands of San Diego, Miscellaneous Map-36 (this portion referred to below as Friars Mission Center) (total of both portions approximately 107 acres), located on the north side of Friars Road between Frazee and Mission Center Roads, in Zones R1-5000, M-1B, CN, CN (HR), FW and R1-40000 (FPF), in the Mission Valley Community Plan area.

1. The following items concern a 14.6-acre portion of the above described real property referred to as Friars Mission Center:

a) Rezoning from Zone R1-5000 to Zone CA;

19870505

b) Appeals of Sunroad Enterprises and related entities, by F. O. Tronboll, from the decision of the Planning Commission in approving, with modifications:

1) An amendment to Conditional Use Permit CUP-5073,

in Zones R1-5000, FW and R1-40000 (FPF), proposing to delete the subject 14.6 acres from the Conditional Use Permit;

2) Planned Commercial Development Permit PCD-83-0393, proposing to construct a 150,000-square-foot retail commercial center on the site;

3) Tentative Map TM-83-0393 (Friars Mission Center), proposing a one-lot subdivision of the site;

2. Appeal of Planned Commercial Development Permit PCD-84-0128, proposing the construction of commercial office rather than retail uses on a 10.2-acre portion, in Zones CN and CN (HR) (Lots 1 and 3) of the above described real property referred to as Mission Valley Heights; and  
3. Adoption of the Mission Valley Heights Specific Plan on all of the above described real property.

(Case, CUP, PCD & TM-83-0393 and PCD-84-0128. District-5.)

Subitem-A: (R-87-1715) ADOPTED AS RESOLUTION R-268281

Adoption of a Resolution certifying that the information contained in Environmental Impact Report EIR-84-0128 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said report has been reviewed and considered by the Council.

Subitem-B: (O-87-164) INTRODUCED, TO BE ADOPTED MAY 18, 1987

Introduction of an Ordinance for CA Zoning.

Subitem-C: (R-87-2358) ADOPTED AS RESOLUTION R-268282  
DENYING APPEAL AND GRANTING PERMIT

Adoption of a Resolution granting the appeal and denying the amendment to the permit (CUP-5073) or denying the appeal and granting the amendment to the permit with appropriate findings to support Council action.

Subitem-D: (R-87-2359) ADOPTED AS RESOLUTION R-268283  
DENYING APPEAL AND GRANTING PERMIT

Adoption of a Resolution granting the appeal and denying the permit (PCD-83-0393) or denying the appeal and granting the permit with appropriate findings to support Council action.

Subitem-E: (R-87-2360) ADOPTED AS RESOLUTION R-268284

GRANTING APPEAL AND DENYING MAP  
WITH CONDITIONS

Adoption of a Resolution granting the appeal and denying the map (TM-83-0393) or denying the appeal and granting the map with appropriate findings to support Council action.

Subitem-F: (R-87-2361) ADOPTED AS RESOLUTION R-268285  
DENYING APPEAL AND GRANTING PERMIT

Adoption of a Resolution granting the appeal and denying the permit (PCD-84-0128) or denying the appeal and granting the permit with appropriate findings to support Council action.

Subitem-G: (R-87-1759 Rev.1) ADOPTED AS AMENDED AS RESOLUTION  
R-268286

Adoption of a Resolution approving the Mission Valley Heights Specific Plan.

Subitem-H: (R-87-2362) ADOPTED AS RESOLUTION R-268287

Adoption of a Resolution containing appropriate findings of mitigation, feasibility or project alternatives pursuant to California Public Resources Code Section 21081 in connection with Environmental Impact Report EIR-84-0128.

FILE LOCATION:

Subitem-A,G,H: LAND - Mission Valley  
Heights Specific Plan;

Subitem-B: - -;

Subitem-C: PERM - CUP-5073;

Subitem-D:  
PERM - PCD-83-0393;

Subitem-E: SUBD -  
Friars Mission Center;

Subitem-F: PERM -  
PCD-84-0128

COUNCIL ACTION: (Tape location: B272-314;B360-C101.)

Hearing began at 11:48 a.m. and recessed at 11:51 a.m.

Hearing resumed at 11:54 a.m. and halted at 12:15 p.m.

Testimony in favor by Craig Beam and Bruce Warren.

Testimony by Robert Caplan and Paul Robinson.

Mayor O'Connor left the Chamber at 11:59 a.m.

Council Member Wolfsheimer left the Chamber at 12:02 p.m.

MOTION BY CLEATOR TO CLOSE THE HEARING AND TO DENY ALL APPEALS PENDING WITH RESPECT TO THIS PROJECT (FOUR APPEALS AND ONE REZONING) WITH THE EXCEPTION TO THE APPEAL TO TM-83-0393 AS IT RELATES TO THE PLANNING COMMISSION'S APPROVAL OF THE INTERIM CONFIGURATION OF FRAZEE ROAD. SUBSTITUTE FOR THAT INTERIM CONFIGURATION AN APPROVAL TO THE B1 ALTERNATIVE PRESENTED BY THE APPLICANT SUBJECT TO THE DESIGN REFINEMENTS ASSOCIATED WITH THE HAZARD SUNROAD PROPERTY BOUNDARY ALONG THE WEST SIDE STILL REMAINING FLEXIBLE AS REQUESTED BY MR. ROBINSON. THE REQUIREMENT FOR A TRAFFIC STUDY TO DETERMINE WHETHER SUFFICIENT TRAFFIC WARRANTS EXIST FOR THE SIGNALIZATION OF THIS B1 ALTERNATIVE BE FURTHER WAIVED, INASMUCH AS THE DEVELOPER IS REQUESTING APPROVAL TO INSTALL THE TRAFFIC LIGHTS AS PART OF THE PROJECT. Second by McColl. Passed by the following vote:

Wolfsheimer-not present, Cleator-yea, McColl-yea, Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor O'Connor-not present.

May-5-1987

ITEM-S500: FILED - STUDENTS NOT PRESENT

Welcoming 40 students from Marshall Elementary School, accompanied by Charles Lazzarro, principal. This group will arrive at approximately at 10:00 a.m.

(District-3.)

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A009.)

NON-DOCKET ITEMS:

None.

PUBLIC COMMENT

ITEM PC-3:

The City Manager announced that the City Council can not legally take any action on the Miramar North Ranch item until next week when it is due to be before Council. (This announcement was made as a result of Council Member Gotch's request for a continuance of that item.)

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: C102.)



ADJOURNMENT:

By common consent, the meeting was adjourned by Chairperson  
Struiksma at 12:16 p.m.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: C105).